

**THE ZONING BOARD WILL CONDUCT A
PUBLIC HEARING AND SPECIAL MEETING ON
MONDAY, JANUARY 5, 2015, AT 7:00 P.M.,
4th FLOOR, CAFETERIA, GOVERNMENT CENTER
BLDG, 888 WASHINGTON BLVD., STAMFORD, CT**

PUBLIC HEARING

1. **Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change,** to Amend Article II, Section 3A, Definition 98.1 (Surgery Center/Out Patient) to clarify the term “gross floor area” and that authorization of special exceptions for said use exceeding 15, 000 s.f. rests with the Zoning Board; amend Article III, Section 9, BBB.2 to allow Surgery Center/Out Patient as a permitted use in the C-D District with a limitation of six (6) operating rooms/surgical suites; amend Section 9, BBB.3 to exempt emergency generators not exceeding eight feet in height, setback a minimum of 23 feet from the property line and adequately screened, from the calculation of non-porous surface area coverage, and amend Section 9 BBB.3 to require that emergency generators in the C-D District have a minimum 23 feet setback from the boundary line of a residential district (*continued from December 16, 2014*).
2. **Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans,** Applicant requests approval of Final Site plans for change of use from general office use of 14, 147 s.f. to a Surgery Center/Out Patient facility on the third floor of Building 5 and to install an emergency generator with landscaped screening in a C-D district (*continued from December 16, 2014*).

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: December 16, 2014

PENDING APPLICATIONS:

1. **CSPR-967 – GUILTEC DEVELOPMENT, 334 Weed Avenue,** seeking approval to elevate and renovate an existing house in compliance with the new flood regulations, add a second and third story, new kitchen and family room of approximately 1,246 s.f. on 0.3935 acres in an R-10 district, within the CAM boundary.
2. **CSPR-969– COLANGELO, 270 Ocean Drive East,** to construct a new two car garage, new swimming pool and internal renovations on an existing single-family residence located in an R-20 district, within the CAM boundary. Prior application approved 7-2-12 but project put on hold. Resubmission with no change in scope.
3. Application 214-24 – TWO YALE & TOWNE, LLC, 115 Towne St
4. Application 214-33 – HIGH RIDGE REAL ESTATE OWNER, LLC, Text change

5. Application 214-34 – HIGH RIDGE REAL ESTATE OWNER, LLC, 0 Turn of River Road, Final Site & Architectural Plans

OLD BUSINESS

1. **Appl. 214-01 – STAMFORD HOSPITAL and STAMFORD HEALTH SYSTEM, INC., Final Site & Architectural Plans,** The Stamford Hospital & Stamford Health System, Inc. request approval of the final design details for construction of an Integrated Care Pavilion (ICP) approximately 97,400 s.f. in size and 96± feet tall, consistent with the Amended General Development Plan (GDP), and associated parking and site improvements for property located at 30 Shelburne Road, in a Hospital Complex Design District (HCDD) (*request for time extension*).
2. **Appl. 208-06 Modification (S3)** – Walter Wheeler Drive SPE, LLC and the Strand/BRC Group, LLC approval of Modifications to approved Final Site and Architectural Plans and/or Requested Uses and Coastal Site Plan: Condition #3 final exterior building lighting plan and illumination levels (*administrative review*).

NEW BUSINESS

ADJOURNMENT